

ORDINANCE 2020-11-05-0809

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.**

\* \* \* \* \*

**WHEREAS**, a public hearing was held after notice and publication regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

**WHEREAS**, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of 76.853 acres out of NCB 15330 from "R-6 GC-2 MLOD-2 MLR-1 AHOD" Residential Single-Family Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District "I-1 GC-2 MLOD-2 MLR-1 AHOD" General Industrial Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "RM-4 GC-2 MLOD-2 MLR-1 AHOD" Residential Single-Family Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "RM-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District (all overlays will remain unchanged).

**SECTION 2.** A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

**SECTION 3.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

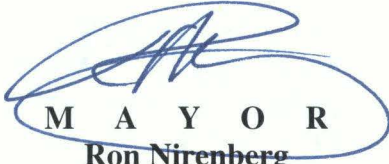
**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SG/lj  
11/05/2020  
# Z-17


CASE NO. Z-2020-10700197

**SECTION 5.** This ordinance shall become effective November 15, 2020.

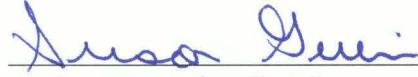
**PASSED AND APPROVED** this 5<sup>th</sup> day of November, 2020.

  
**M A Y O R**  
**Ron Nirenberg**

**ATTEST:**

  
\_\_\_\_\_  
Tina J. Flores, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Andrew Segovia, City Attorney  
FOR



# City of San Antonio

## City Council

November 05, 2020

**Item: Z-17**

**Enactment Number:**

**File Number: 20-6354**

**2020-11-05-0809**

ZONING CASE Z-2020-10700197 (Council District 6): Ordinance amending the Zoning District Boundary from "R-6 GC-2 MLOD-2 MLR-1 AHOD" Residential Single-Family Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "I-1 GC-2 MLOD-2 MLR-1 AHOD" General Industrial Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "RM-4 GC-2 MLOD-2 MLR-1 AHOD" Residential Single-Family Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "RM-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 76.853 acres out of NCB 15330, generally located in the 7400 block of State Highway 151. Staff and Zoning Commission recommend Approval.

Councilmember Melissa Cabello Havrda made a motion to approve. Councilmember Jada Andrews-Sullivan seconded the motion. The motion passed by the following vote:

**Aye:** 10 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Courage and Perry

**Absent:** 1 Pelaez

SG  
11/05/2020  
Item No. Z-17

# Exhibit “A”





METES AND BOUNDS DESCRIPTION  
FOR ZONING

A 35.632 acre tract of land out of that called 203.194 acre tract described as Third Tract in deed to Southwest Foundation for Research and Education, now Texas Biomedical Research Institute, in deed recorded in Volume 5787, Page 167 of the Official Public Records of Bexar County, Texas, situated in the JW McCamley Survey No. 70, Abstract 470, County Block 4329, now in New City Block 15330 of the City of San Antonio, Bexar County, Texas. Said 35.632 acre tract also being a part of P-4, Block 49 of Cable Ranch Subdivision recorded in Volume 105, Page 162 of the Deed and Plat Records of Bexar County, Texas. Said 35.632 acre tract being more fully described as follows, with bearings based on the center station line as shown on the TxDot map for Project CSJ 350801, for State Highway 151, dated January 11, 1985:

- BEGINNING:** At the northwest corner of Lot 27, Block 48, Good Health Plus Subdivision recorded in Volume 9508, Page 52 of said Deed and Plat Records, on the east line of said called 203.194 acre tract, at the east end of a cutback at the intersection of the south right-of-way line of State Highway 151, a variable width public right-of-way, and the southwest right-of-way line of Military Drive West, an 86-foot public right-of-way;
- THENCE:** S 00°46'05" W, departing the south right-of-way line of said State Highway 151, with the west line of said Lot 27, the east line of said called 203.194 acre tract, a distance of 382.94 feet to the southwest corner of said Lot 27, the northwest corner of Westwood Village, Unit-21 Subdivision recorded in Volume 5940, Page 48 of said Deed and Plat Records;
- THENCE:** S 00°51'27" W, continuing with said east line and the west line of said Westwood Village, Unit-21, a distance of 1264.58 feet to the southwest corner of said Westwood Village, Unit-21, the northwest corner of Westwood Village, Unit-22 Subdivision recorded in Volume 5970, Page 54 of said Deed and Plat Records;
- THENCE:** S 00°47'50" W, continuing with said east line and with the west line of said Westwood Village, Unit-22, a distance of 625.64 feet to a point;
- THENCE:** S 01°21'27" W, continuing with said east line and the west line of said Westwood Village, Unit-22, a distance of 30.18 feet to the southeast corner of said 203.194 acre tract and a reentrant corner of said Westwood Village, Unit-22;

35.632 Ac.  
Job No. 11501-03  
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THENCE: N 89°47'17" W, with a south line of said 209.194 acre tract and a north line of said Westwood Village, Unit-22, a distance of 594.90 feet to the westmost corner of said Westwood Village, Unit-22, the northeast corner of a drainage right-of-way dedicated in Westwood Village, Unit-22A Subdivision recorded in Volume 5970, Page 55 of said Deed and Plat Records, the southeast corner of a called 62.418 acre tract conveyed to the City of San Antonio in deed recorded in Volume 7975, Page 1802 of the Official Public Records of Bexar County, Texas;

THENCE: Departing the south line of said 203.194 acre tract, with the east lines of said called 62.418 acre tract, over and across said 203.194 acre tract, the following bearings and distances:

N 00°45'43" W, a distance of 835.26 feet to a point;

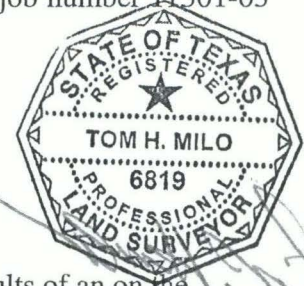
S 83°20'33" W, a distance of 161.97 feet to a point;

N 07°59'26" W, a distance of 271.37 feet to a point;

N 00°50'53" E, a distance of 839.20 feet to the northeast corner of said 62.418 acre tract, on the south right-of-way line of said State Highway 151;

THENCE: N 65°28'44" E, with the south right-of-way line of said State Highway 151, a distance of 907.51 feet to the POINT OF BEGINNING and containing 35.632 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 11501-03 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: August 11, 2020  
JOB NO. 11501-03  
DOC. ID. N:\CIVIL\11501-03\Word\11501-03 FN\_ZN\_35.632 AC.docx



“This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.”





METES AND BOUNDS DESCRIPTION  
FOR ZONING

A 41.221 acre tract of land being a portion of that called 162.64 acre tract described as First Tract and a portion of that called 203.194 acre tract described as Third Tract in deed to Southwest Foundation for Research and Education, now Texas Biomedical Research Institute, recorded in Volume 5787, Page 167 of the Official Public Records of Bexar County, Texas, and a portion of that 23.195 acre tract described in deed to Southwest Foundation for Research and Education, now Texas Biomedical Research Institute, recorded in Volume 5925, Page 809 of the Deed and Plat Records of Bexar County, Texas, situated in the JW McCamley Survey No. 70, Abstract 470, County Block 4329, now in New City Block 15330 of the City of San Antonio, Bexar County, Texas. Said 41.221 acre tract also being a part of P-2B and P-3, Block 47 of Cable Ranch Subdivision recorded in Volume 105, Page 162 of the Deed and Plat Records of Bexar County, Texas. Said 41.221 acre tract being more fully described as follows, with bearings based on the center station line as shown on the TxDot map for Project CSJ 350801, for State Highway 151, dated January 11, 1985:

**BEGINNING:** At the northwest corner of a 62.418 acre tract conveyed to the City of San Antonio in deed recorded in Volume 7975, Page 1802 of the Official Public Records of Bexar County, Texas, the east line of said 23.195 acre tract, the south right-of-way line of State Highway 151;

**THENCE:** Departing the south right-of-way line of said State Highway 151, with the west line of said 62.418 acre tract, and the east line of said 23.195 acre tract, the following bearings and distances:

S 04°29'03" E, a distance of 155.68 feet to a point;

S 38°46'38" E, a distance of 150.04 feet to a point;

S 00°26'44" W, a distance of 423.42 feet to the southeast corner of said 23.195 acre tract;

S 00°25'49" W, a distance of 200.59 feet to the northeast corner of Block 52, Westwood Village, Unit-23 Subdivision, recorded in Volume 5970, Pages 60-61 of said Deed and Plat Records, and a southeast corner of said 203.194 acre tract;

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TBPE Firm Registration #470 | TBPLS Firm Registration #10028800

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41.221 Ac.  
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THENCE: S 89°52'24" W, departing the west line of said 62.418 acre tract, with the north line of said Westwood Village, Unit-23, and a south line of said 203.194 acre tract, a distance of 1375.18 feet to a northwest corner of said Westwood Village, Unit-23, a southeast corner of Westwood Village, Unit-24 Subdivision recorded in Volume 6100, Pages 100-101 of said Deed and Plat Records, a southwest corner of said 203.194 acre tract;

THENCE: N 00°00'12" E, departing the north line of said Westwood Village, Unit-23, with the east line of said Westwood Village, Unit-24, a west line of said 203.194 acre tract, a distance of 935.72 feet to the northeast corner of said Westwood Village, Unit-24, on the south line of said 162.64 acre tract;

THENCE: N 89°43'15" W, with the north line of said Westwood Village, Unit-24, and the south line of said 162.64 acre tract, at a distance of 1004.40 feet passing the northwest corner of said Westwood Village, Unit-24, the northeast corner of Lot 82, Block 52 of Handy Space Subdivision Unit 3 recorded in Volume 9540, Page 34 of said Deed and Plat Records, and continuing with the north line of said Lot 82 for a total distance of 1618.62 feet to the northwest corner of said Lot 83, on the south right-of-way line of said State Highway 151;

THENCE: With the south right-of-way line of said State Highway 151, the following bearings and distances:

Northeasterly, along a non-tangent curve to the right, said curve having a radius of 1219.85 feet, a central angle of 33°47'55", a chord bearing and distance of N 66°06'07" E, 709.19 feet, for an arc length of 719.58 feet to a point;

N 83°00'00" E, a distance of 413.62 feet to a point;

Southeasterly, along a tangent curve to the right, said curve having a radius of 1089.00 feet, a central angle of 26°57'19", a chord bearing and distance of S 83°31'20" E, 507.62 feet, for an arc length of 512.33 feet to a point;

S 70°02'40" E, a distance of 593.77 feet to a point;

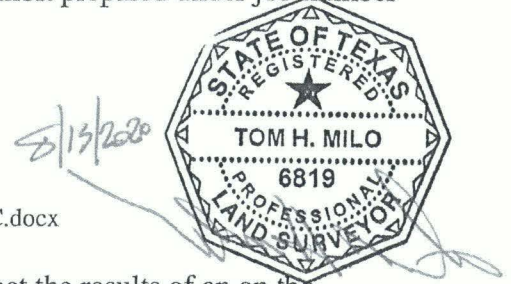
S 77°21'43" E, a distance of 361.82 feet to a point;



41.221 Ac.  
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THENCE: S 84°07'14" E, a distance of 420.11 feet to the POINT OF BEGINNING and containing 41.221 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 11501-03 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: August 11, 2020  
JOB NO. 11501-03  
DOC. ID. N:\CIVIL\11501-03\Word\11501-03 FN\_ZN\_41.221 AC.docx



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